

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a ministerial entitlement process for eligible mixed income and 100 percent affordable housing and mixed-use projects.

Recommendations for Council action, pursuant to Motion (Raman - Blumenfield):

1. DIRECT the Department of City Planning (DCP) to report within 60 days on providing a clear ministerial entitlement process for the following types of eligible mixed income and 100 percent affordable housing and mixed-use projects that are currently subject to discretionary review processes provided the projects provide the requisite percentage of affordable housing to qualify for (i) enhanced development rights under the Citywide Housing Incentive Program (CHIP); and, (ii) an exemption to the Project Review Ordinance:
  - a. Projects located in overlay zones (e.g., Community Design Overlays, Community Plan Implementation Overlays) and Specific Plan areas.
  - b. Projects that require CHIP or State Density Bonus Law waivers of development standards, in addition to on or off-menu incentives/concessions.
  - c. Ministerial projects otherwise made subject to discretionary review due to non-planning related approvals in urbanized areas, including but not limited to (i) haul routes for projects located in Bureau of Engineering Special Grading Areas that require the import/export of more than 1,000 cubic yards of dirt and (ii) street tree removal permit approvals required by the Board of Public Works.
  - d. Projects that meet the goals of the CHIP in good faith but face unique challenges that constrain project feasibility and unduly incur discretionary review or preclude them from using CHIP entirely.
2. DIRECT DCP, with the support of other relevant departments, to report with a detailed plan and specific recommendations regarding implementation of very recent amendments to the State Permit Streamlining Act as part of the 2025-2026 State Housing Budget Trailer Bills (Assembly Bill 130 and Senate Bill 130). These amendments, among other things, require ministerial entitlements for housing projects to be approved no later than 60 days from the date of a deemed complete application otherwise the project is deemed approved as a matter of law.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

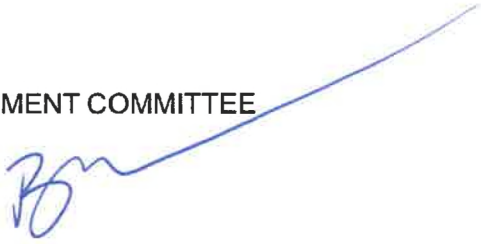
Against:  
Westside Neighborhood Council

Summary:

At a regular meeting held on August 26, 2025, the PLUM Committee considered a Motion (Raman - Blumenfield) relative to directing DCP to report within 60 days on providing a clear ministerial entitlement process for eligible mixed income and 100 percent affordable housing and mixed use projects that are currently subject to discretionary review processes provided the projects provide the requisite percentage of affordable housing to qualify for (i) enhanced development rights under CHIP; and, (ii) an exemption to the Project Review Ordinance; and related matters.

After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the Motion. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,  
PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in blue ink, appearing to be 'Bm', is written over the text 'PLANNING AND LAND USE MANAGEMENT COMMITTEE'.

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD	YES
HUTT	YES
NAZARIAN	ABSENT
LEE	YES
RAMAN	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**